

# FOR RENT

## BOUCHERVILLE

1550-1570-1590, Ampère Street

### OFFICE

588 ft<sup>2</sup>

1,617 ft<sup>2</sup>

2,360 ft<sup>2</sup>

3,014 ft<sup>2</sup>

4,825 ft<sup>2</sup>

5,139 ft<sup>2</sup>

12,225 ft<sup>2</sup>

13,548 ft<sup>2</sup>



Michel LABBÉ

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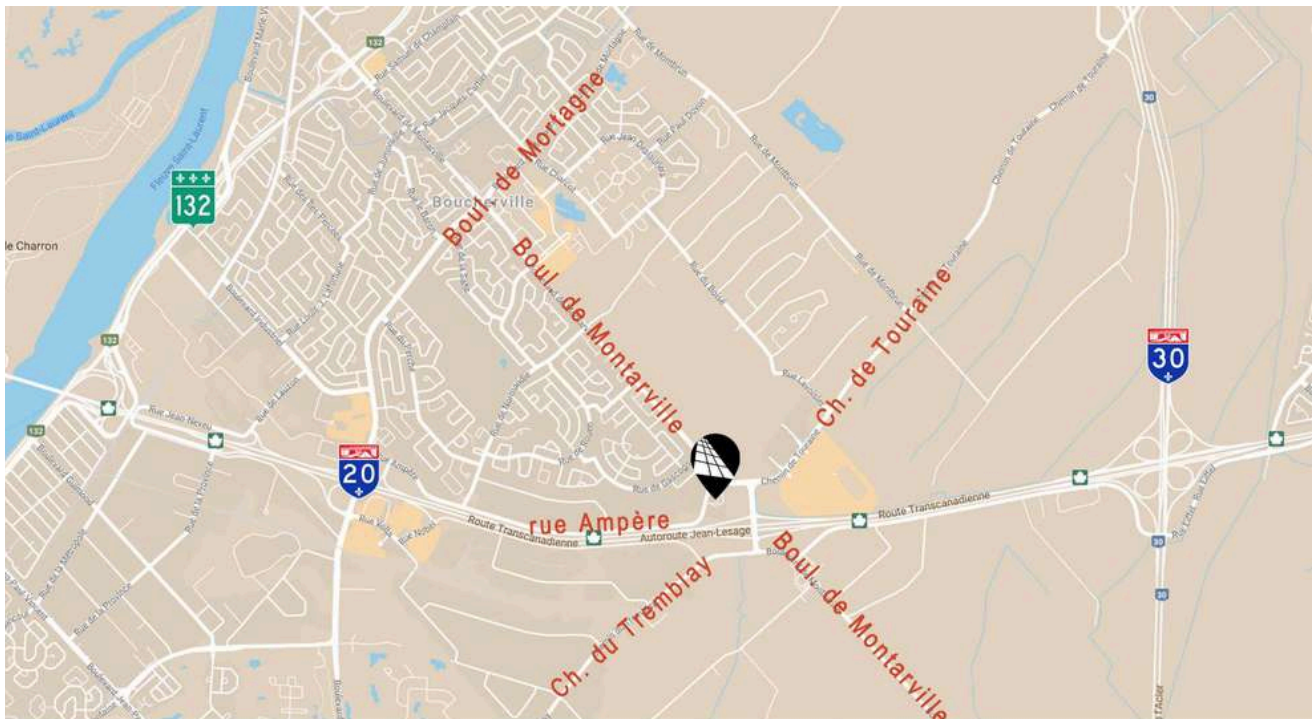
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**450 655-1334**

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# HIGHLIGHTS

- Office space in a premium corporate complex
- Easy access to Highways 20 & 30 and Route 132
- Location of the complex allows to be in Montreal between 9 to 14 minutes
- Near a multitude of services, banks, restaurants, coffee shops
- Abundant windows
- Accessible to people with reduced mobility
- Elevators
- Possibility of indoor parking (according to availability)
- Possibility of exterior signage on the building (according to availability)



## LOCATION



Public Transit  
#80, 180, 185, T95



Main Roads  
R132, H20, H30



Road Bridge  
Louis-H.-La Fontaine tunnel (8.2 km)

## DEMOGRAPHY (5 km Radius, excluding Montreal)



54,251 Residents



73,236 Daytime Active Population



22,032 Households



\$ 186,136 Average Household Income

*Sitewise - Estimated 2024 Statistics*



MICHEL LABBÉ  
450 655-1334





## GENERAL INFORMATION

Base Rent \$20.00 to 22.00 / ft<sup>2</sup>  
 Additional Rent (2024) \$10.00 / ft<sup>2</sup>  
 Electricity / Energy Included

Parking (shared) 404 stalls

Indoor parking included 1 space / 2,000 ft<sup>2</sup>

Additional paid indoor parking (subject to availability)

## AVAILABLE AREA

(approximate)

**1550 | Suite 101** Subdividable 5 139 ft<sup>2</sup>

**1550 | Suite 103** Subdividable 4 825 ft<sup>2</sup>

**1550 | Suite 301** 1 617 ft<sup>2</sup>

**1550 | Suite 305** 2 360 ft<sup>2</sup>

**1570 | Suite 200** Full floor Subdividable 12 225 ft<sup>2</sup>

**1570 | Suite 300** Full floor Subdividable 13 548 ft<sup>2</sup>

**1570 | Suite 402** 3 014 ft<sup>2</sup>

**1590 | Suite 301** 588 ft<sup>2</sup>



## TECHNICAL POINTS



Construction  
1987  
1990  
2013



Zoning  
C-707



Ventilation  
A/C and electric heating



Lot #  
5 004 870



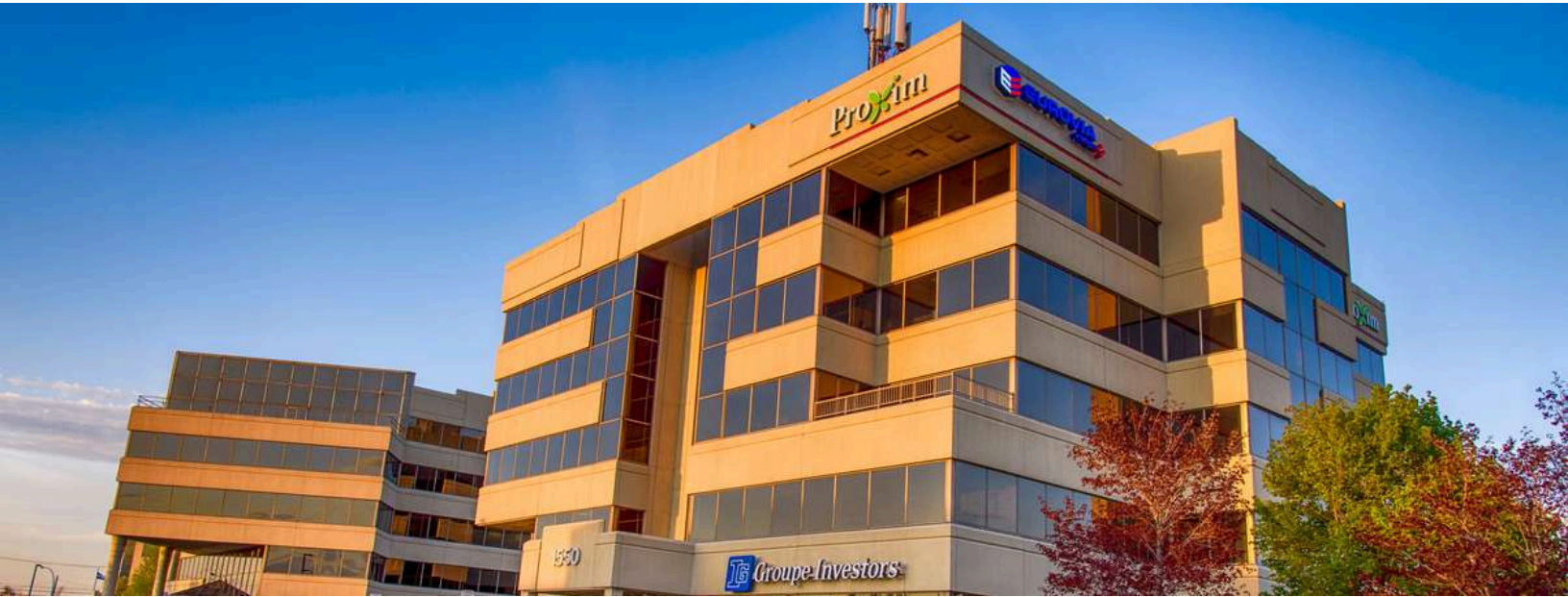
Sprinklers  
Yes



Security  
Magnetic card controlled  
access



# 1550, Ampère Street, Suite 101



## DESCRIPTION

Leasable area | Ground Floor 5,139 ft<sup>2</sup>

Suite number 101

\*Subdividable space

Base rent \$20.00 / ft<sup>2</sup>

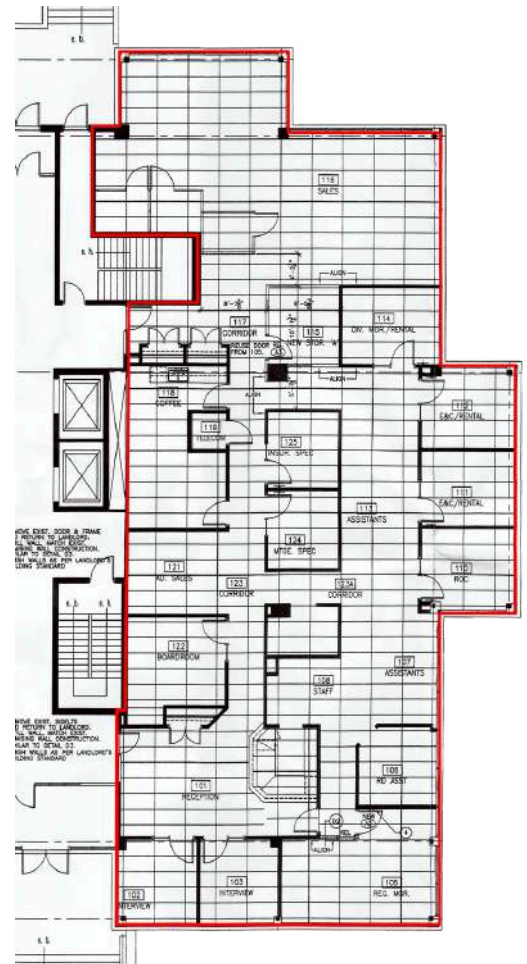
Additional rent \$10.00 / ft<sup>2</sup>

Electricity / Energy Included

Tenant allowance  
(10 year lease) \$35.00 / ft<sup>2</sup>

Availability Immediate

- **Built-out office space**
- **10 closed offices**
- **Large and small conference rooms**
- **Kitchenette**
- **Open-plan area**
- **Server room**
- **Storage room**
- **Windows all around the exterior perimeter**



1550, Ampère Street, Suite 103



## DESCRIPTION

Leasable area | Ground Floor 4,825 ft<sup>2</sup>

Suite number 103

\*Subdividable space

Base rent \$20.00 / ft<sup>2</sup>

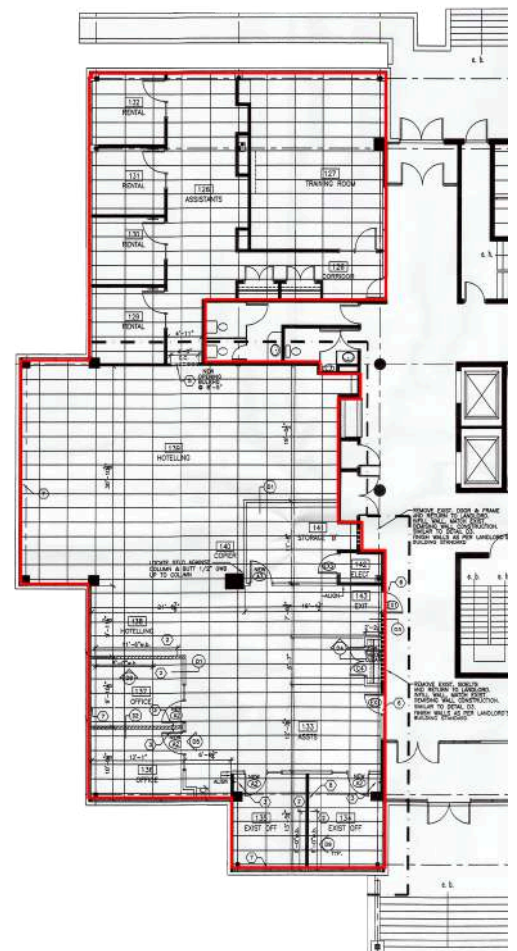
Additional rent \$10.00 / ft<sup>2</sup>

Electricity / Energy Included

Tenant allowance  
(10 year lease) \$35.00 / ft<sup>2</sup>

Availability Immediate

- Built-out office space
- 9 enclosed offices
- Large conference room
- Open-plan area
- Computer room
- Storage room
- Windows all around the exterior perimeter





# 1550, Ampère Street, Suite 301

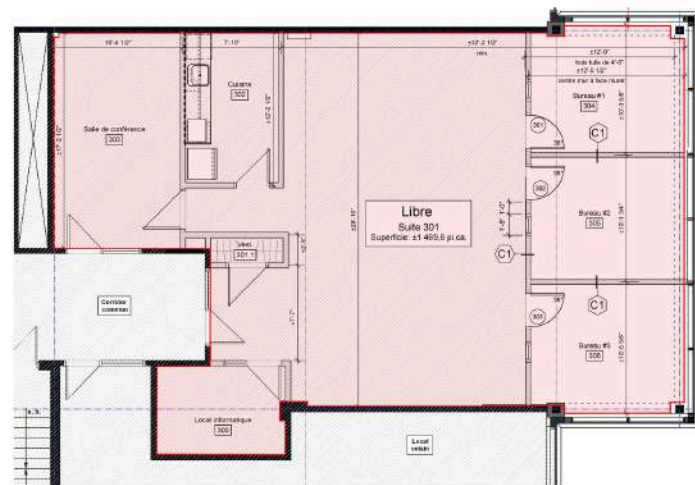


## DESCRIPTION

Leasable area | 3rd floor 1,617 ft<sup>2</sup>  
Suite number 301

Base rent \$22.00 / ft<sup>2</sup>  
Additional rent \$10.00 / ft<sup>2</sup>  
Electricity / Energy Included  
Availability Immediate

- Very recent built-out office space
- Open-plan area
- 3 closed offices
- Kitchenette
- Conference room
- Computer and storage room
- Exceptional light and views



1550, Ampère Street, Suite 305



## DESCRIPTION

Leasable area | 3rd floor 2,360 ft<sup>2</sup>  
Suite number 305

Base rent \$20.00 / ft<sup>2</sup>  
Additional rent \$10.00 / ft<sup>2</sup>  
Electricity / Energy Included  
Tenant allowance \$35.00 / ft<sup>2</sup>  
(10 year lease)  
Availability Immediate

- **Built-out according to your needs**
- **Premises currently in "shell" condition**
- **Windows all around exterior perimeter**





## 1570, Ampère Street, Suite 200

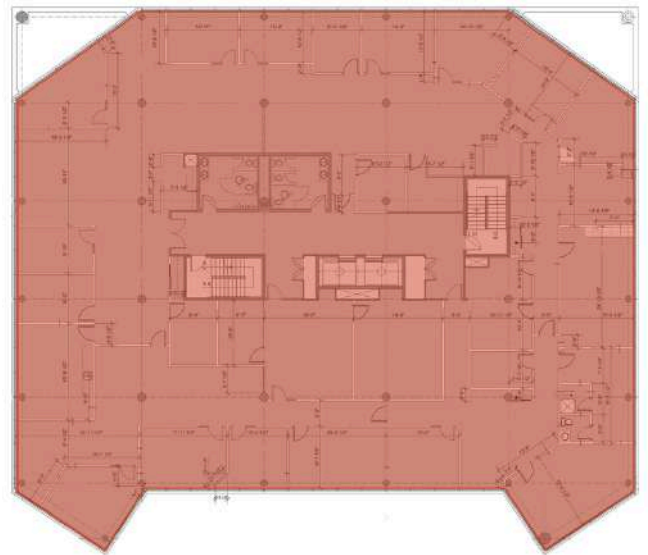


### DESCRIPTION

Leasable area | 2nd floor      12,225 ft<sup>2</sup>  
Suite number      200  
\*Subdividable space

Base rent      \$20.00 / ft<sup>2</sup>  
Additional rent      \$10.00 / ft<sup>2</sup>  
Electricity / Energy      Included  
Tenant allowance (10 years lease)      35.00\$ / ft<sup>2</sup>

Availability      December 2025



- **Built-out office space (2006)**
- **Full floor available**
- **Many possibilities for conversion or subdivision**
- **Private bathroom**

1570, Ampère Street, Suite 300



## DESCRIPTION

Leasable area | 3rd floor 13,548 ft<sup>2</sup>  
Suite number 300  
\* Subdividable space

Base rent \$20.00 / ft<sup>2</sup>  
Additional rent \$10.00 / ft<sup>2</sup>  
Electricity / Energy Included  
Tenant allowance (10 years lease) 35.00\$ / ft<sup>2</sup>

Availability Q1-2026



- **Built-out office space (2010)**
- **Full floor available**
- **Many possibilities for conversion or subdivision**
- **Private bathroom**



## 1570, Ampère Street, Suite 402

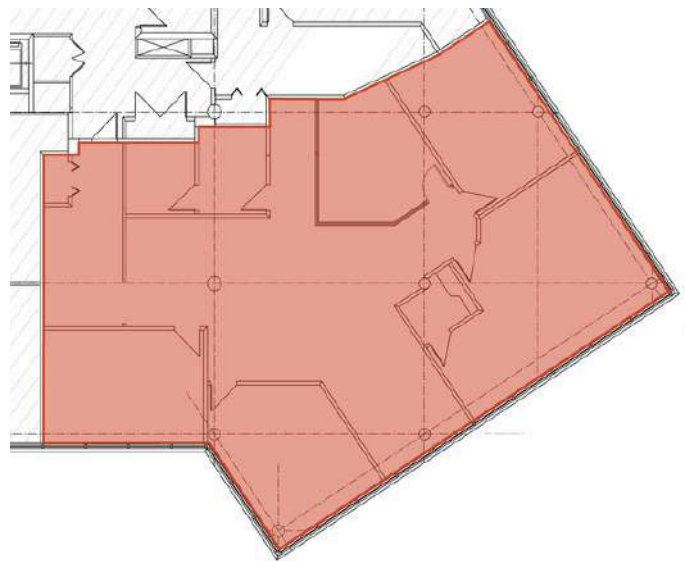


### DESCRIPTION

Leasable area | 4th floor 3,014 ft<sup>2</sup>  
Suite number 402

Base rent \$20.00 / ft<sup>2</sup>  
Additional rent \$10.00 / ft<sup>2</sup>  
Electricity / Energy Included  
Availability Immediate

- **Built-out office space**
- **4 closed offices**
- **Open-plan area**
- **Reception area**
- **Kitchenette**
- **Computer room**
- **Storage room**
- **Private bathroom with shower**



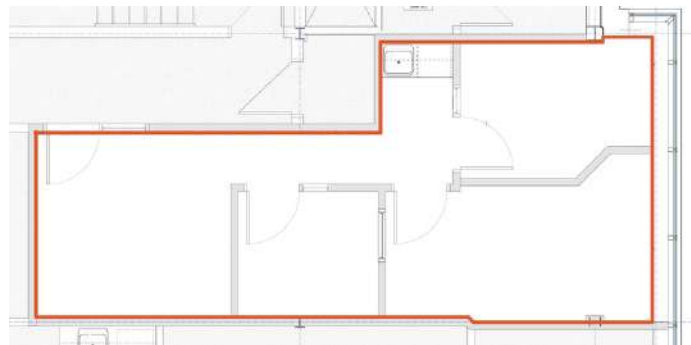
# 1590, Ampère Street, Suite 301



## DESCRIPTION

Leasable area | 3rd floor 588 ft<sup>2</sup>  
Suite number 301

Base rent \$20.00 / ft<sup>2</sup>  
Additional rent \$10.00 / ft<sup>2</sup>  
Electricity / Energy Included  
Availability To be negotiated



- **Built-out office space**
- **2 closed offices**
- **Reception area**
- **Kitchenette**
- **Storage**



## A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

*INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.*



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